



*Resources  
of the  
Stanthorpe  
District.  
South-Eastern Queensland.*

*New Edition  
1919*



*Compiled and Issued by  
Queensland Government  
Intelligence & Tourist Bureau.  
Corner of Queen & George Sts.  
Brisbane.*



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*with the contents of the authors,  
P. J. Vally  
12/6/19.*

# Resources of the Stanthorpe District

South-Eastern Queensland

Rich Fruit - growing,  
Agricultural, Pastoral,  
and Mining Centre

New Edition, 1919

“I regard the Stanthorpe Climate  
as a valuable asset of the State:”

Speech by Sir Wm. Macgregor, G.C.M.G.  
(formerly Governor of Queensland), at the  
Stanthorpe Show Luncheon in February, 1910

Compiled and Issued by  
The Queensland Government Intelligence and Tourist Bureau,  
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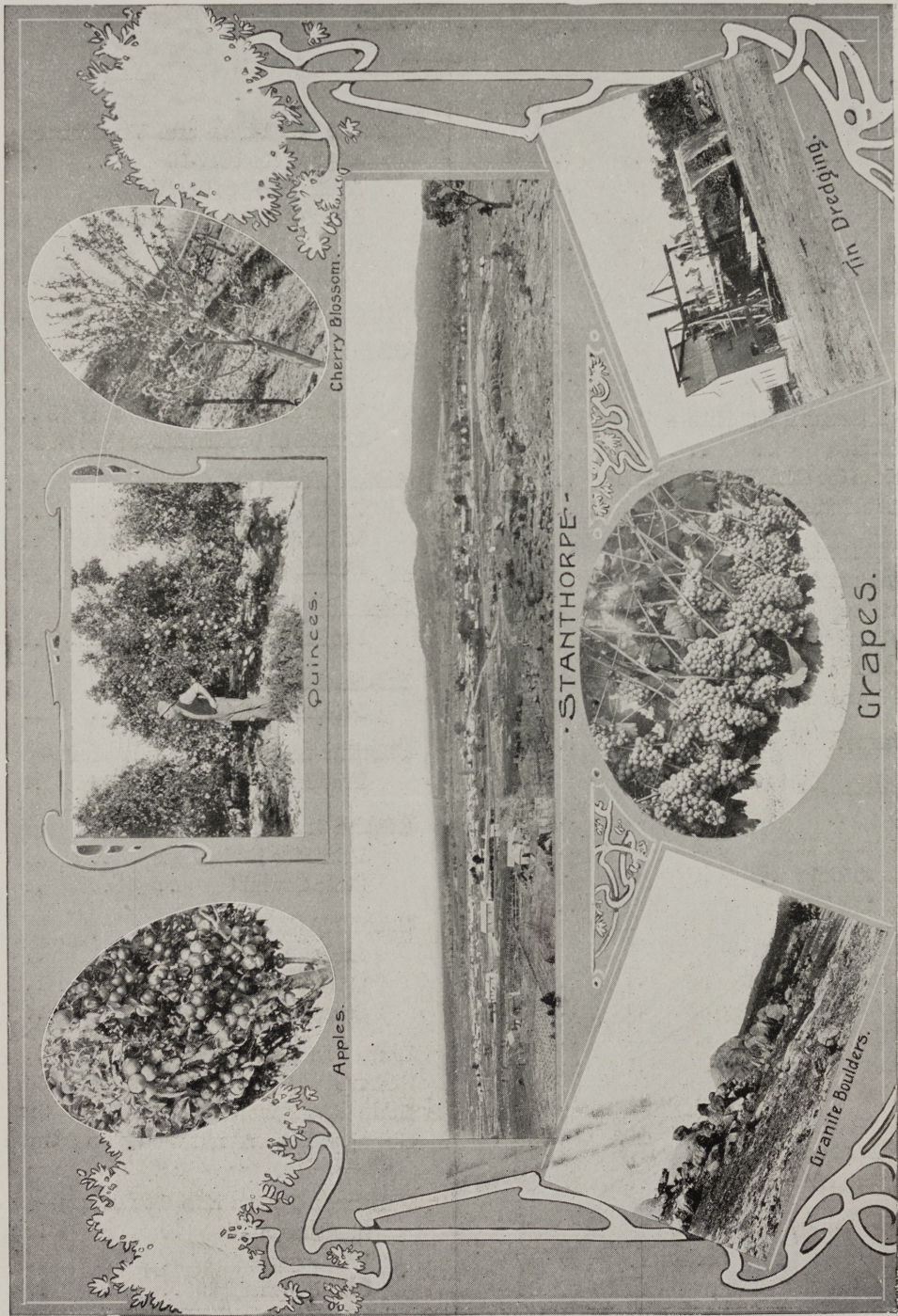




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Cherry Blossom.

Quinces.

Apples.

Grapes.

Granite Boulders.

Drainage.

STANTHORPE



# Resources of the Stanthorpe District

## Introduction.

The Stanthorpe District is situated in the south-eastern corner of the State of Queensland, and has an area of 1,000 square miles, or, in other words, 640,000 acres. The population is roughly estimated at 6,000. From these figures it will be seen that there is room within its territory for, at least, 50,000 settlers. Agriculturally, particularly so far as fruit-growing is concerned, it has great possibilities. In point of fact, the District has earned paramount importance in Queensland for fruit culture. Then, again, it looms big in the commercial world from a pastoral and mineralogical standpoint, whilst, as a health resort, it is one of the most popular in Queensland. Furthermore, the development of the timber resources, dairying, and pig-raising will add considerably to the prosperity of the District. The creation of group settlements for discharged soldiers who are agriculturally inclined will do a great deal towards making the Stanthorpe District a veritable hive of activity in the near future.

The Stanthorpe District has had quite a number of epochs in its history since it came into existence. In the early days of the State of Queensland the Stanthorpe District, which was attached to Warwick, was principally used for pastoral purposes, and large flocks of sheep and herds of beef cattle roamed over the huge runs within its boundaries. The largest of these stations were:—Pikedale, Glenlyon, Nundubermere, Ballandean, Tenterfield North, Maidenhead, and Mingoola. It was not, however, until 1872 that the District became most renowned owing to the discovery of large deposits of stream tin in its water-courses. The news spread like wildfire throughout the length and breadth of Australia, and in a very short time the hitherto unknown Stanthorpe had a motley population of about 14,000. For about ten years tin mining boomed, thousands of tons of the mineral being won every year. A decided slump in the production then took place, and it was not long

before there was a considerable diminution in the size of the population. Shortly after the discovery of tin, the fruit-growing possibilities of the District were proved by a settler at Ballandean. Thus its third, and what is likely to be its most developmental epoch, was brought about. Then the District next leapt into prominence as a health resort. There are few districts in Queensland that can boast of such a memorable career as the Stanthorpe District.

The Stanthorpe District has an altitude varying from 2,299 feet to about 3,500 feet above sea level. Though the railway station at The Summit is officially stated to have the highest altitude—namely, 3,030 feet—it is asserted by residents that the altitude at the Soldiers' Settlement at Pikedale is 3,300 feet, while at Eukey it is claimed to be 3,500 feet. The



*Picking Apples in J. and R. Livingstone's Orchard, Applethorpe, Stanthorpe District.*





SCENES IN THE STANTHORPE DISTRICT.

1. *Paling Yard Creek and Pyramid Mountain.*
2. *Severn River.*

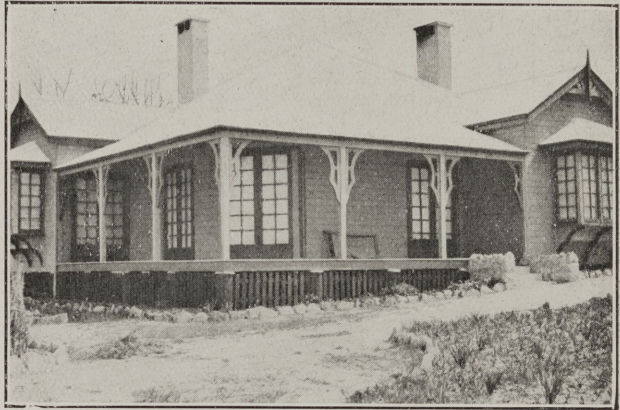


country at the Soldiers' Settlement and Eukey certainly appears to be much more elevated than that at The Summit. In consequence of these eminences, the District enjoys a delightfully bracing climate throughout the year. The days in summer are bright and balmy, and the nights refreshingly cool. During the winter months there is a very appreciable drop in the temperature, and ground frosts are of frequent occurrence. Despite these cold conditions, the atmosphere at this period of the year is very invigorating.

Blessed with an abundant rainfall of 30.59 inches annually and remarkably fertile soils, the District is one of the best pastoral areas in Queensland. In fact, to use the words of a well-known pastoralist:—"It is the safest part of Queensland so far as the pastoral industry is concerned. Dry conditions do not retard the productivity of the soil, as the country has wonderful properties for retaining moisture. Failures, either pastorally or agriculturally, are unknown in the District. The country will carry a sheep to the acre for portion of the year with the utmost safety."

All kinds of stone and pip fruits thrive luxuriantly, and, as a natural sequence, produce heavy crops annually. The fruits ripen quickly, and orchardists are thus enabled to get on to the metropolitan and other markets when good prices prevail. The District is also eminently suitable for the cultivation of vegetables, and a large number of the orchardists are making a good livelihood out of fruit and vegetables. The granitic soils are easy to work, and this, combined with their properties for holding moisture, is the reason for their marvellous productiveness even during dry spells. The fact that the acreage under fruits has been trebled in nine years, demonstrates most emphatically that those engaged in the industry have every confidence in its future. There is room still for further expansion, as Queensland alone offers a big market for fruit of good quality. When the Stanthorpe District is able to supply all our requirements in the way of fruit and vegetables, serious consideration can then be devoted to the export trade. Just as special fruit trains are now running from the North Coast districts of Queensland to the Southern markets, so it is quite possible that similar trains will be found necessary in the near future to carry the fruit and vegetables from the Stanthorpe District to the Brisbane market. The greater number of the orchardists in the District had no previous agricultural experience, nor had they much capital. They had, however, plenty of thrift and energy, and to-day they are enjoying the fruits of their labours in very comfortable circumstances. This is exemplified by the substantial character of their charming brick and wooden residences, many of which have also very

pretty flower gardens. In point of fact, a number of the homes are equal to the best villas in Brisbane. The orchardists comprise all classes of individuals, such as those who were previously doctors, clergymen, schoolmasters, shop assistants, clerks, artisans, labourers, and miners; there are also several ladies.



*L. H. Greaves and J. K. Aulsebrook's Home at Eukey,  
Stanthorpe District.*

The formation of Soldiers' Settlements by the State Government in the District will give the industry a decided impetus. When spoken to, the discharged soldiers who have taken up areas for fruit-growing have expressed themselves as well satisfied with their prospects.

The new State Canning Works at Bulimba (Brisbane) will also, undoubtedly, provide orchardists with a market for all surplus products when the industry is fully developed.

Stanthorpe, which is the principal town in the Stanthorpe District, will, no doubt, become a very important city in the near future, both commercially and industrially, and will, probably, carry a population of tens of thousands. Wallangarra is also likely to grow into a big produce forwarding agency centre, with a large population. Several of the existing townships also promise to develop into towns of much commercial importance.

The District is still rich in minerals and precious stones and gems, and offers a profitable field for the investor.

There is also room for much development in general farming (combined with raising lambs for market), dairying, and pig-raising. At present all of these branches of agriculture are only carried on in a small way; therefore, it behoves settlers to give intense cultivation their serious consideration and attention. The cultivation of artificial grasses and farm produce in order to provide feed for stock





*Little Broadwater, 2 miles from Stanthorpe.*

during dry spells would give dairying an undoubted stimulus. The making of ensilage would also be a great stand-by for the dairy herds.

The timber industry bids fair to assume fairly big proportions, as the District has a number of timbers of much commercial value. The erection of the State Sawmill on the Pikedale Soldiers' Settlement and the co-operative sawmill at The Summit will be the means of utilising the timbers to their fullest extent, and will add considerably to the prosperity of the District.

### **Description of the Country.**

The Stanthorpe District, which is a portion of the Darling Downs, lies south of the Warwick district, between latitudes 28 degrees and 29 degrees south and longitudes 151 degrees and 152 degrees east, and embraces the country west of the Great Dividing Range and north of the New South Wales border. It is well watered by the Severn River, The Broadwater, Pike's, Quartpot, Accommodation, Canning, Cannon, Maryland, and Paling Yard Creeks, in addition to a number of other smaller creeks. The Broadwater, Quartpot Creek, Severn River, and Accommodation Creek water the eastern and southern portions of the District, while Pike's Creek serves a similar purpose on the northern, western, and southern areas of the District. Many of the streams flow permanently, and provide an abundant supply of water for stock and domestic purposes. Water can also be obtained at shallow depths by the sinking

of wells. Several of the orchardists are utilising the water from the streams and springs for irrigation purposes.

The Herries Range separates the Stanthorpe District on the north from the Warwick District, on the east and portion of the south the Great Dividing Range defines the boundary line between Queensland and New South Wales, and on the north-west a continuation of the Herries Range divides the District from the Inglewood district. In places, the country is covered with outcrops of granitic boulders, many of which are of huge proportions and unique formation.

The most prominent elevations in the District are:—Mount Norman, 4,066 feet; Mount Jibbinbar, 3,225 feet; Mount Magnus, 3,206 feet; The Bald Rock, Mount Banca, Blue Mountain, Mount Tully, Sugarloaf Mountain, Sentimental Rocks, Donnelly's Castle, and the Two Brothers.

The country is fairly heavily timbered with several varieties of eucalypts, wattles, &c., and, ordinarily, is well grassed. It is admirably adapted for the breeding of sheep, cattle, and horses, while the granitic soil will grow all kinds of stone and pip fruits, vegetables, and general farm produce. The soils vary in their chemical composition, but are, on the whole, easy to work, easily drained, and retain moisture well. Along the slopes of the ranges, between the ridges and on the creek flats, there are large areas of coarse to fine sandy granitic soils suitable for the successful culture of deciduous fruits. The soils on the creeks are of an alluvial nature, and will grow fruits and all kinds of vegetables and farm produce. The country is also more than ordinarily important from a mineralogical point of view. Among the minerals found in the District are:—Stream and lode tin, gold, copper, silver, lead, wolfram, and molybdenite. In addition to these, there are arsenic, lime, gems, and precious stones.

### **Tourist and Health Resorts.**

As a tourist and health resort, the Stanthorpe District cannot be excelled in the State of Queensland. With an altitude ranging from 2,299 feet to 3,500 feet, it possesses a particularly exhilarating and



recuperating climate at all periods of the year—one calculated to bring the bloom of health to the cheek and the vigour of rejuvenescence to the body of the invalid. It is claimed by experts that the presence of large areas of radio-active minerals and rocks in the District contributes in a very marked degree to the invigorating character of the atmosphere. That the District is recognised as one of our most popular health resorts is evidenced by the fact that hundreds of citizens from all parts of Queensland visit Stanthorpe every year, particularly during the summer months. The maximum temperature in the day-time is 79.6 degrees Fahr., while the minimum is 59.1 degrees Fahr. In the winter the maximum temperature is 57.0 degrees Fahr., and the minimum is 34.4 degrees Fahr. Quite a number of Brisbane citizens prefer to visit the Stanthorpe District during the winter months, and usually derive much benefit from their holiday.

Incidentally, it may be mentioned that the Commonwealth Government has established a very commodious sanatorium in Stanthorpe for invalided Australian soldiers who have returned from the late European war. The fact that invalided soldiers from the Southern States are sent to this institution to be nursed back to health and vigour by a staff of trained nurses is an eloquent testimony to the high opinion held by the Federal Government of the Stanthorpe District as a health resort.

For the tourist and health-seeker, ample and comfortable accommodation is provided by the various hotels and boarding-houses.

There are a number of interesting places for tourists to visit in the District. Among these may be mentioned an inspection of the orchards and a ramble or drive through the scrub, where wild flowers, orchids, ferns, and flowering shrubs and trees abound. To those with floricultural tendencies, the wealth of colour displayed by the numerous varieties of wattles, heather, rosemary, everlasting

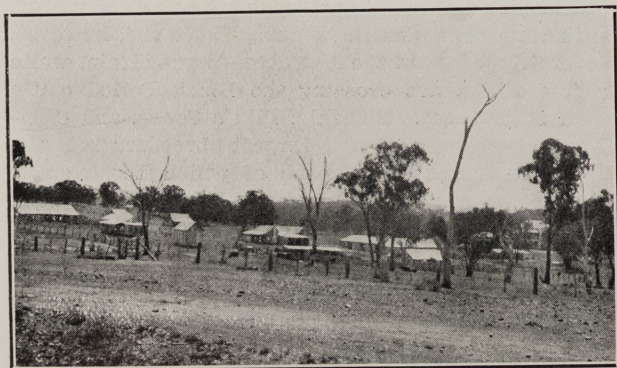


*Mob of Cattle at Dip, Stanthorpe.*

flowers, eucalypts, flannel flowers, &c., is full of interest. The forests abound in birds, many of which add to the charming setting of the scene by their melody. The tourist with sporting proclivities will find abundance of fish in the streams, feathered game, and hares. Other places worthy of a visit are the tin dredges, The Caves, Sentimental Rocks, Donnelly's Castle, Bald Mountain, Blue Mountain, Mount Banca, Mount Jibbinbar, and Mount Norman. Many of the huge rocks or boulders are of fantastic formation, and ought to be of more than passing interest to students of geology. Then, on the eastern and southern borders of the District, there are several very fine waterfalls. All of the spots referred to above can be reached by motor-car or buggy, of which there are a number for hire.

### **The Pastoral Industry.**

The fact that several of the runs in the Stanthorpe District will, in a good season, carry a sheep to the acre for a portion of the year demonstrates most conclusively that it is all that is required for pastoral purposes. Pastoralists affirm that it is wonderful drought-resisting country, as, even during the existence of a dry spell, there is, usually, an abundance of water and grass and herbage. Though the pastures are not, naturally, green under adverse climatic conditions, still there is sufficient nutriment in the dry feed to keep stock in fairly good condition. That the District is one of the best in Queensland for sheep-raising is made manifest by the fact that the wool therefrom frequently realises top price in the Brisbane market. The bulk of the sheep raised in the District are of the Merino strain, but a few of the grazing farmers are also breeding different British strains. Incidentally, it may be mentioned that most of the sheep runs are subdivided into a number of paddocks, and the greater portion of the timber thereon is ring-barked. By the adoption



*View on Pikedale Station, Stanthorpe District.*





*Wool from Glenlyon and Pike's Creek Stations at Stanthorpe Railway Station.*

of these methods the carrying capacity of the holdings has been considerably increased. A number of the small breeders grow green fodder annually for their stock.

Many years ago the Stanthorpe District carried several hundreds of thousands of sheep, besides a good number of beef cattle and horses. To-day, the flocks only number 101,369. The quantity of wool sent by rail to Brisbane during 1917 totalled 882,560 lb., and was valued at £56,957.

Mr. James Malone, of Mallow, Pikedale road, has a small flock of Shropshires; Mr. W. Kemp, of Pine Hill, Pikedale road, has 1,000 head of Lincoln-Merino sheep; and Mr. J. R. Reid, of Bald Mountain, has about 400 of the Romney Marsh-Merino cross.

The following are the largest sheep stations and grazing farms in the Stanthorpe District:—Glenlyon, 17,367 sheep; Pike's Creek, 16,311; Pikedale, 13,754; T. E. Edmonds, 10,000; Nundubbermere, 5,788; Mulgowan, 5,665.

There are also quite a number of settlers breeding small flocks of sheep successfully. Conspicuous

among these are:—The Batterham Family, with 2,250 sheep; H. E. Chappell, 800; H. W. Jurd, 800; E. W. Hansen, 750; J. J. McKerihan, 700; A. W. Doro, 680; C. Browne, 549; F. McKillop, 536; J. R. Reid, 460; P. Walsh, 400.

Beef cattle do particularly well in the Stanthorpe District, and, under normal conditions, fatten quickly for market. Shorthorns are principally bred, with Herefords next in favour. There are, however, several breeders of the Aberdeen-Angus strain, while a few others are crossing the Black Polled cattle with other types. Pikedale, Pike's Creek, and Glenlyon stations are the largest breeders of the Aberdeen-Angus breed, each of which has a small stud. For a number of years Devons have been bred by Mr. J. W. Luke, of Doctor's Corner and Ballandean.

The largest cattle holdings are as follows:—Mingoola, 1,646 cattle; Pike's Creek, 1,500; Glenlyon, 1,346; Nundubbermere, 1,180; Riverton, 700; Pikedale, 651; Bendee, 518; Avoca, 450; Mulgowan, 390; Doctor's Corner and Ballandean, 345.



The herds of the District aggregate 17,178.

The horses bred in the District are mostly saddle hacks and light draughts; and fine, upstanding, well-proportioned animals these are. Many of the settlers are also breeding blood stock for racing and remount purposes. Welsh ponies are being bred on Ballandean Station. In 1917, there were 2,544 horses in the District, and the principal breeders of these were:—Pike's Creek, 142 horses; Glenlyon, 105; Doctor's Corner and Ballandean, 92; Nundubbermere, 70.

#### Breeding of Angora Goats.

For years past Mr. J. E. Long, of Wallangarra, has been breeding Angora goats profitably. He has 150 of these, from which he obtains about 600 lb. of mohair annually.

#### Mining Industry.

It is authoritatively stated that tin was first discovered in 1854 on Nundubbermere run, and it is also claimed that a sample of the mineral was forwarded to England in 1853. Be this as it may, it was not until 1872 that the Stanthorpe District came into great prominence by reason of the fact that large deposits of stream tin were discovered in the beds of Quartpot Creek and the Severn River. There was a great rush of tin miners, including Chinese, to the scene, and in a very short time the population of Stanthorpe numbered fully 14,000. In those days the methods adopted for the obtaining of the tin from the streams were of a very primitive order, and large quantities of the mineral was lost in consequence. The whole of the tin-bearing country was honeycombed with shafts and tunnels, and as a result a very large quantity of the mineral was separated from the drift sand and rubble. Later a number of hydraulic dredges were fitted up for the treatment of the dirt and the extraction of the tin therefrom. After a successful run for a number of years, there was a decided slump in the dredging for stream tin in the District, and a large number of the miners took their departure for other portions of the State. Several tin lodes were also discovered in the District, and to-day these are payable propositions. In 1917, the output of tin from the District was 214½ tons, valued at £30,550. Of this output, 165 tons were stream tin, which was valued at £24,010. The total quantity of tin won since its first discovery up to the end of 1918 was 50,764 tons, and was valued at £3,013,398.

The following is a list of the dredges at present in full swing:—Allison's No. 2 at Kyoomba, near Stanthorpe; Allison's No. 3, Sugarloaf; Lode Creek dredge; Murphy's Co-operative Tin Ltd., Blue Mountain Creek; Drowne and McAlister's Devonia dredge, Sugarloaf; Model



*Allison's Tin Dredging Plant at Sugarloaf, Stanthorpe District.*

dredge, Cannon Creek; Britannia Syndicate, Broadwater; McLaughlin's Glen-yarra dredge, Sugarloaf; Broadwater Tin Dredging Syndicate, Upper Broadwater. Portable Sluicing Plants:—Pettiford and Baker, Severn River; McCosker and Lackey, Upper Broadwater. Alison's plants are the largest in the District, and at Sugarloaf and Kyoomba the weekly output of tin at the time of inspection was 25 cwt. and 20 cwt. respectively. From every yard of wash-dirt 1 lb. of ruby and black tin of 75 per cent. standard is obtained. Just over the border, in New South Wales, there is a large dredging concern at Amosfield, where large quantities of tin are obtained, and railed from Stanthorpe to the Southern markets.

The tin mines are all situated at Sundown, some distance from Ballandean. The Sundown is the largest of these shows, and, in addition to tin, copper and arsenic are also obtained. The Comet is also a tin and copper mine, while in the Beecroft mine tin and arsenic are found. Copper concentrates, totalling 66½ tons, and valued at £1,339, were won in 1917 from the aforementioned mines. During the same period 32 tons of arsenical pyrites, containing 30 per cent. of arsenic, and valued at £580, were also unearthed.

Molybdenite is also being unearthed at two mines in the District. H. Benjamin has a claim on Seamon's freehold, near Stanthorpe, and S. Wright's Boomerang claim is in the Wallangarra district. In 1917, 3 cwt. 3 qr. of molybdenite was produced, and was valued at £95.

Wolfram has been proved to exist in fairly large quantities at Sundown, in the Ballandean district. The production from the two mines in 1917 totalled nearly 7 tons, and was valued at £1,062.

Though the Silver Spur mine is near Texas, and, consequently, outside the confines of the Stanthorpe District, still the bulk of the mineral production therefrom is brought into Stanthorpe for





*Sundown Tin Mine, near Ballandean, Stanthorpe District.*



despatch by rail to the Southern markets. Silver is chiefly found in this mine, but gold, copper, lead, and zinc are also unearthened. The total value of the production from the Silver Spur mine in 1917 was £1,539.

The value of all the minerals produced in the Stanthorpe District in 1917 was £36,557.

The Stanthorpe District is also rich in precious stones and gems, but, so far, these have not been utilised to any great extent commercially. Years ago there were a number of shafts in full swing, but, to-day, the majority of them have been abandoned.

The gem stones found in the District include:—Amethyst, beryl, cairngorm, diamond, garnet, hyacinth, ruby, sapphire, spinel, topaz, tourmaline, zircon, rock crystal, corundum, and jasper.

The establishment of a State Mine on Pine Creek at Jibbinbar for the treatment of large lodes of arsenical ores opens up great possibilities for the development of the Stanthorpe District. The scene of the mine is about 26 miles south-westerly by road from Stanthorpe. The ores have been tested, and proved to contain 30 per cent. of commercial arsenic. The Government has sunk several shafts, and modern machinery and furnaces are being installed on the field for the treatment of the ores. It is expected that the mine will be in full swing in the course of a few months from date.

### Fruit-growing Industry.

For the growing of deciduous fruits, the Stanthorpe District stands pre-eminent in the State of Queensland. Out of a total area of 5,944 acres under crops in 1917 in the District, there were 4,833 acres used for the cultivation of fruits. There has been a very marked expansion in the industry during the past nine years. In 1909, there were 1,322 acres under fruits, while in 1917 the aggregate area was 4,833 acres; in other words, the acreage was more than trebled in nine years.

It is reliably asserted that Mr. T. H. Fletcher, of Ballandean, was the first settler to prove the fruit-growing possibilities of the District. First following the occupation of a carrier, then a hotel-



*Cherry Tree in J. and H. Roessler's Orchard, Applethorpe, Stanthorpe District.*

keeper at Ballandean, Mr. Fletcher, about forty-five years ago, planted 4 acres with fruits at Ballandean. Success attended his efforts from the outset, and he was encouraged to increase his area every year, with the result that other settlers turned their attention to the industry. Messrs. Read and Farrar, of Kyoomba, followed in the eighties, and later Messrs. R. Hoggan (Lyra), H. Mungall (Fletcher), J. Saxby (Bald Mountain), Smith Family (Ballandean), A. H. Williamson (Ballandean), and several others. Mr. J. Ridgewell is claimed to have been the first settler to grow fruit near Applethorpe in the early nineties. The Stanthorpe District owes a deep debt of gratitude to the pioneers for demonstrating the great possibilities of the fruit-growing industry. In the early days there were great difficulties to overcome, and there was only a limited market for products. To-day, the outlook is much brighter, and any settler, provided he devotes his whole attention to his work, can make a success of fruit-growing. Though it is advantageous to have previous experience, still, lack of it will not preclude anyone doing well in fruit culture. That this is not an outlandish statement is evidenced by the fact that among the orchardists of the District are to be found persons who were formerly clergymen, doctors, schoolmasters, scientists, clerks, shopmen, artisans, miners, labourers, &c., all of whom had no previous experience of agricultural pursuits. A number of these orchardists, naturally, found the work strenuous at the start, but they are now reconciled to it, and are not by any means disposed to relinquish it in order to return to their former occupations.



The general run of the orchards range from 10 acres to 20 acres in area, but there are quite a number aggregating 50 acres to 60 acres, and a few from 70 acres to 80 acres. The gross returns from a well looked after orchard, in full bearing, amount to between £40 and £50 per acre. During the 1917-18 season, several of the orchardists received cheques for fruit alone totalling £1,500 and £2,500, of which about 50 per cent. can be reckoned on as net profit. Among the largest growers of fruit during the 1917-18 season were:—Messrs. W. and H. Smith (Ballandean), 9,500 bushels of apples, peaches, &c., 14,000 lb. of grapes; Williamson-Dean (Ballandean), 3,000 bushels of apples, 4,000 bushels of peaches, &c.; Fletcher and Lawson (Bald Mountain), 3,000 bushels of apples and pears, 3,500 bushels of peaches, &c.; J. Smith (Glen Aplin), 3,300 bushels of apples, 1,600 bushels of peaches, 500 bushels of plums, 10,000 lb. of grapes; G. Mungall (Fletcher), 1,200 bushels of apples, 3,250 bushels of peaches, &c.; E. Rowling (Lyra), 4,000 bushels of apples, peaches, &c.; P. S. Ludlow (Glen Niven), 2,000 bushels of apples, 1,000 bushels of peaches, &c.; Mrs. Fletcher (Bald Mountain), 2,800 bushels of apples, 325 bushels of peaches, &c.; E. J. Brett (Cottonvale), 2,000 bushels of apples, 800 bushels of peaches, &c.; I. A. Dakin (Cottonvale), 1,400 bushels of apples; W. H. C. Laird (Fletcher), 400 bushels of apples, 1,100 bushels of peaches, &c. Consequent upon the prevalence of a dry spell and late frosts during last season (1918-19), the crop for that period is not expected to be heavy, but the prices realised for all kinds of fruits have been, so far, abnormal. A study of the prices quoted else-

where in this book under the heading of "Market for Fruit and Vegetables" will prove interesting to prospective settlers.

In 1917, there were 29 tons of farm manure and fertilisers used on 150 acres, and 21 acres were irrigated, but in both instances these artificial means of raising crops were adopted chiefly in respect to vegetables. Usually, the soil in the Stanthorpe District holds the moisture sufficiently well to sustain the growth of fruit trees for a fairly long dry spell. Nevertheless, were irrigation generally adopted for fruit-growing during adverse climatic conditions, there is no gainsaying the fact that the production would be considerably increased. The fertilisers used in the orchards include:—Blood and bone manure, guano, superphosphates, lime, horse and cow manures, legumes, &c.

Like all other industries dependent upon the soil for their sustenance, fruit-growing is subject to the ravages of pests. The orchardist in the Stanthorpe District is not, fortunately, troubled to any great extent in this respect. There are times, however, when it is necessary to spray the trees in the orchard with lime, arsenate of lead, &c. The orchards are regularly visited by local fruit inspectors, who are permanently employed by the State Department of Agriculture. These officers, in addition to seeing that the orchards are kept free from pests, impart much valuable information to the orchardists.

The interests of the orchardists are closely watched by a number of associations. Periodically, delegates from the different associations meet in conference, and, in addition to exchanging ideas, discuss matters affecting the future welfare of the industry.

Some fruit-growing on the share system is carried on in the District. Mr. E. Rowling, of Lyra, has an orchard in full bearing, comprising 60 acres, on the half-share system. The fact that he harvested 4,000 bushels of stone and pip fruits during the 1917-18 season makes it abundantly clear that he is doing well. The total area of the holding is 360 acres. Mrs. Fletcher, of Bald Mountain, has rented her orchard of 28 acres, in addition to 1,400 acres, to



*Grapes grown by L. A. Taylor, Ballandean, Stanthorpe District.*



a former employee and his family on the half-share system. Vegetables and farm produce are grown by means of irrigation. The yield of fruit during the 1917-18 season was:—Apples, 2,800 bushels; peaches, 225 bushels; pears, 100 bushels. In addition, 600 bushels of maize were obtained from 15 acres.

Almonds, walnuts, and peanuts grow well in the District, but the locality must be one free from frosts, otherwise there will be no crop. Messrs. E. H. Stanton and W. A. Petzler, of Eukey, have a number of trees, but the yields annually are not heavy owing to the effects of frost. Mr. J. Watson, of Stanthorpe, is a successful grower of peanuts in a small way. From a quarter of an acre he obtains about 630 lb. of peanuts, which he sells in his fruit-shop. Messrs. Bull and Harlin, of Thulimbah, have planted several acres with peanuts as an experiment. The approximate yield from an acre of peanuts is 1 ton, and at ruling prices the return ranges from £37 6s. 8d. to £84. The soil is also admirably adapted for the cultivation of strawberries, raspberries, and blackberries, but up to the present orchardists have not planted their holdings with these fruits. A few, however, have small plots.

The following are official details of the fruit production for 1917-18:—

|                | BEARING. |                | NOT BEARING. |  |
|----------------|----------|----------------|--------------|--|
|                | Area.    | Yield.         | Area.        |  |
|                | Acres.   | Bushels.       | Acres.       |  |
| Apples .. ..   | 1,284    | 51,685         | 996          |  |
| Grapes .. ..   | 75       | *107,695 (lb.) | 48           |  |
| Peaches .. ..  | 1,455    | 50,517         | —            |  |
| Plums .. ..    | 452      | 7,388          | —            |  |
| Nectarines ..  | 182      | 4,549          | —            |  |
| Pears .. ..    | 211      | 2,527          | —            |  |
| Apricots .. .. | 51       | 692            | —            |  |
| Cherries .. .. | 37       | 509            | —            |  |
| Quinces .. ..  | 31       | 300            | —            |  |
| Almonds .. ..  | 1        | 3              | —            |  |
| Walnuts .. ..  | 2        | 1              | —            |  |
| Prunes .. ..   | —        | —              | 8            |  |
| Figs .. ..     | —        | —              | 1/4          |  |

\* Eighty gallons of wine were also made, and were used locally.

The grand total of the yield of all fruits, exclusive of nuts, for the 1917-18 season was 120,859 bushels. These figures are official, and are elicited after an exhaustive search by the Compiler of the returns obtained by the State Government Statistician. According to the opinions of leading orchardists in the District, these figures are very much below the mark. They contend that the total production of all kinds of fruits for the season in question was well over 200,000 bushels. Be this as it may, the Compiler cannot use any



*Pear Tree in Fruit in W. Farrar's Orchard, Kyoomba, Stanthorpe District.*

other than the official figures. The Queensland Railway Department's report for the year ended 30th June, 1918, shows that 6,309 tons of agricultural produce (including fruit and vegetables) were carried by rail to Brisbane from the Stanthorpe District. The value of the production during the 1917-18 season was £58,803.





1. Quince Tree in Fruit in W. H. Passmore's Orchard, Stanthorpe.
2. Mrs. W. A. Petzler's Home at Eukey, Stanthorpe District.



By way of comparison, the following official figures for the 1916-17 season will prove interesting:—Apples, 2,198 acres (1,238 acres bearing), yield 36,226 bushels; pears, 219 acres, 2,371 bushels; quinces, 30 acres, 342 bushels; peaches, 1,527 acres, 66,530 bushels; nectarines, 179 acres, 4,437 bushels; plums, 485 acres, 11,872 bushels; cherries, 29 acres, 177 bushels.

Appended are the averages per acre of the production for the 1917-18 season:—

|                    | Bushels.         |
|--------------------|------------------|
| Apples .. .. .     | 40 $\frac{1}{4}$ |
| Peaches .. .. .    | 35               |
| Plums .. .. .      | 16 $\frac{1}{2}$ |
| Apricots .. .. .   | 13 $\frac{1}{2}$ |
| Pears .. .. .      | 12               |
| Nectarines .. .. . | 25               |
| Quinces .. .. .    | 10               |
| Cherries .. .. .   | 13 $\frac{1}{2}$ |
| Grapes .. .. .     | 1,436 (lb.)      |

The smallness of the average yields per acre is accounted for by the fact that the majority of the trees in the orchards are young; consequently, these are not in full bearing yet. According to the statements of orchardists in the District, many of the trees yield 2 bushels per acre on an average, while very large old trees give as much as 12, 20, and 34 bushels per tree respectively. Experienced orchardists do not favour the idea of allowing the trees to become too big, as it makes it difficult for them to handle such trees when pruning, spraying, or gathering the crop.

### Cost of Starting an Orchard.

There are three classes of land available for the ordinary intending settler in the Stanthorpe District—Crown land on the perpetual lease principle at low rentals per annum, unimproved freehold land at so much per acre according to the distance it is from the railway line, and fully-improved orchards as going concerns at stated prices per acre. A fair proportion of the Crown land open for selection is suitable for the cultivation of fruit. The unimproved freehold land ranges from £1 to £25 per acre. For such land close to the railway line from £10 to £25 per acre is wanted, whilst areas distant 10 miles from the railway line can be obtained for from £1 to £3 per acre. On the other hand, fully-improved orchards, with trees in full bearing, can be purchased as a going concern at from £60 to £70 per acre. Fully-improved orchards usually are planted with 100 trees to the acre, and at a conservative estimate each tree is valued at from 8s. to 10s., or from £40 to £50 per acre. To become a commercial proposition so far as production is concerned stone fruits would need to be four years old, apples and pears five years old, and grapes three years old. At from five to six



*Apple Tree in J. and R. Livingstone's Orchard, Applethorpe, Stanthorpe District.*

years old the stone fruits would be full bearing, apples and pears at ten years, and grapes from five years onwards. The life of stone fruits is from sixteen to eighteen years, and for apples from thirty to thirty-five years. To get the best results from fruit trees it is absolutely necessary that these should be well looked after by systematic cultivation, periodical pruning, and spraying to eradicate pests. Another thing the intending settler should bear in mind, and that is—not to on any account go in for too large an orchard unless he has a grown-up family of sons to help him in his operations. To be on the safe side, an orchard comprising from 10 acres to 12 acres is ample for one man to look after properly, as with a larger area he will find it difficult to get suitable labour. With an orchard of from 10 acres to 12 acres, he will find his time fully occupied in making it a payable proposition. In addition to the area used as an orchard, he could have about 38 acres for other agricultural purposes or for grazing a few head of stock. "A small settler, who knows every part of his little territory, views it with all the affection which property, especially small property, naturally inspires, and who, on that account, takes pleasure, not only in the cultivating but in adorning it, is generally of all improvers the most industrious, the most intelligent, and the most successful."

As a result of inquiries made by the Compiler during a recent tour of the Stanthorpe District, the





*J. and R. Livingstone's Home at Applethorpe, Stanthorpe District.*

initial cost of getting unimproved land ready for an orchard works out, approximately, at £37 per acre. This is made up as under:—

|                                             | Per acre.  |          |          |
|---------------------------------------------|------------|----------|----------|
|                                             | £          | s.       | d.       |
| Land (50 acres) .. .. .                     | 5          | 0        | 0        |
| Fencing with wire netting (£80 per mile) .. | 1          | 16       | 0        |
| Clearing .. .. .                            | 20         | 0        | 0        |
| Ploughing (twice) .. .. .                   | 2          | 0        | 0        |
| Trees (100) .. .. .                         | 5          | 0        | 0        |
| Planting .. .. .                            | 1          | 0        | 0        |
| Cultivating (nine times per year) ..        | 2          | 5        | 0        |
| <b>Total .. .. .</b>                        | <b>£37</b> | <b>1</b> | <b>0</b> |

It is as well to remark that the cost of the land and the outlay for clearing depend upon the locality in which the area is taken up. In many parts of the District, where the land is not heavily timbered and comparatively free from boulders, clearing can be effected at a cost of from £12 to £16 per acre. The above estimate, however, will give intending settlers a very fair idea of what the initial expenditure per acre will be. The orchardist with only limited capital would save the greater portion of the foregoing expense by doing the fencing, clearing, ploughing, planting, and cultivating himself. Having established the orchard, and, of course, erected a small house for himself, the settler can, by planting vegetables in rows between the young fruit trees, make a comfortable living every year until the orchard becomes productive in the fourth and fifth years. Then, from that period onwards, the orchardist, with anything like a reasonable amount of fair conditions, is on the high road to prosperity.

To attain this goal, however, he must give his orchard the whole of his attention and care, and for doing so he is amply repaid for his labours.

When the orchard has been fully established, and is becoming productive, other expenditure will have to be incurred in the shape of pruning, spraying to eradicate pests, harvesting, and cases. The bulk of this expense, however, can be avoided by the orchardist who is in a position to look after his own holding. On the other hand, if he is compelled to employ labour, pruning will cost £2 10s. per acre, spraying £1 per acre, harvesting £2 per acre, and cases for the fruit and vegetables from 4½d. to 9d. each.

For the enlightenment of the prospective orchardist, with no previous experience, it may be mentioned that 100 fruit trees and 700 grape vines are usually planted to the acre.

#### Market for Fruit and Vegetables.

The Stanthorpe District is the largest supplier of fruit and vegetables in Queensland, but the supply is not by any means equal to the demand; consequently, large quantities of both products are imported from the Southern States of the Commonwealth every year. Knowing this, there is room for considerable expansion in the cultivation of fruit and vegetables in the Stanthorpe District. There is also a possibility, when Queensland demands are fully supplied, of the District exporting portion of its surplus produce to other portions of the Commonwealth. The new State Cannery at Bulimba (Brisbane) will, however, absorb a large quantity of the surplus fruits. In substantiation of the statement that Queensland offers a big market for fruit and vegetables, the following figures in regard to imports from the Southern States for the year ending 30th June, 1918, speak for themselves:—Fruit, 362,673 cases; potatoes, 189,281 bags; vegetables, 56,399 cases and bags. All of this produce could very easily be grown in the Stanthorpe District.

The orchardists in the Stanthorpe District have a decided advantage over those in the other States of the Commonwealth, inasmuch as their fruits ripen much sooner, and are, consequently, ready for market when good prices are obtainable. For instance, cherries are ripe at the end of October and early in November; early peaches, apricots, apples, and plums in December; general crop of peaches, apples, plums, and pears in January, February, and March; quinces in February and March; grapes in February and March; and late apples in April. Very frequently orchardists obtain fancy prices for their fruits through being able to get on to the market at the right time. During the early part of the 1917-18 season high prices were secured for fruits and vegetables in the Brisbane Markets, but in consequence





*Splendid Crop of Grapes in J. Saxby's Vineyard, Bald Mountain, Stanthorpe District.*

of strong competition from the other States later in the season there was a drop in values. The following are the average prices realised in the Brisbane Markets during the period in question:—Apples, 13s. 10d. per bushel case; peaches, 2s. 10½d. per half-bushel case; plums, 3s. 10d. per half-bushel case; nectarines, 3s. 7d. per half-bushel case; apricots, 3s. 9d. per half-bushel case; pears, 8s. 8d. per half-bushel case; quinces, 2s. 5d. per half-bushel case; cherries, 5s. 6d. per quarter-bushel case; grapes, 3d. per lb. Cabbages and cauliflowers averaged 4s. 5d. per dozen, and tomatoes 2s. per half-bushel case. For last season's crop (that is to say, 1918-19) abnormal prices have been obtained. Up to the end of February last, the following prices were realised for choice lines of fruit and vegetables:—Apples, 22s. per case; peaches, 14s. per half-bushel case; English plums, 14s.; Japanese plums, 10s.; nectarines, 17s.; apricots, 15s.; quinces, 10s.; pears, 18s.; cherries, 18s. per quarter-bushel case; grapes, 10d. per lb.; cabbages and cauliflowers, 20s. per dozen; tomatoes, 14s. per half-bushel case. The

prevailing dry climatic conditions were mainly responsible for the foregoing high prices for fruit and vegetables.

According to the opinion of a well-known orchardist and vegetable grower in the Stanthorpe District, apples can be grown profitably at 5s. per case, peaches at 2s. 6d., English plums at 4s., Japanese plums at 3s., nectarines at 4s., apricots at 5s., quinces at 6s., pears at 4s., cherries at 6s., grapes at 3d. to 4d. per lb., cabbages and cauliflowers at 3s. per dozen, tomatoes at 3s. per case. The charge for freight by rail on consignments of fruit and vegetables from the Stanthorpe District to Brisbane is 20s. per ton, and the auctioneers' charges range from 7½ to 10 per cent. on the gross amount of the sales.

Tasmania, Victoria, and the western seaboard of North America supply the bulk of the stone and pip fruits imported into Queensland. As has already been stated, Queensland does not produce enough to supply its own wants. There is nothing, however, to





*Views of R. Hoggan and W. Rice's Orchard, Lyra, Stanthorpe District.*



prevent the Stanthorpe District supplying this deficiency, but to do this it will require to grow fruit, more especially apples, with good keeping qualities, and arrange for cold storage. That is the secret of the success of the Tasmanian, Victorian, and American orchardists. It will pay the orchardists in the Stanthorpe District to give this aspect of apple culture the fullest consideration and attention. The aim of every experienced orchardist is to send only the best products to market. By way of advice, it may be stated that he is prevented by Act of Parliament from topping his fruit or vegetables—that is to say, placing the best samples on the top of the cases, crates, or bags, &c.

The Fruitgrowers' Association propose erecting a co-operative cannery at Stanthorpe in the near future for the purpose of utilising any surplus fruit. A fair amount of capital has been subscribed for the purpose, but the consummation of the proposal has been deferred for the time being. The erection of a fruit-drying factory is also worthy of consideration by the association. The Misses Sword (2), of Applethorpe, have demonstrated the possibilities of canning fruit and vegetables by the erection of a small plant. Peaches are canned chiefly, and put on the market in 2 lb. canisters. The demand is greater than the supply, and the preserves are eagerly bought in Stanthorpe, Toowoomba, and Brisbane.

### State Canning Works.

The State Canning Works at Bulimba (Brisbane) is now approaching completion, and is expected to start operations in the course of a few months. The works are being fitted up with all the most modern machinery for the canning of pineapples and other fruits, tomatoes, peas, beans, &c., and the manufacture of pickles, sauces, and chutney. A small consignment of Beerburum pineapples has already been canned by means of an improvised plant, and on being sampled was pronounced to be superior to the imported article.

### Cultivation of Vegetables.

The Stanthorpe District is one of the largest growers of vegetables in Queensland, particularly of cabbages, cauliflowers, tomatoes, peas, and beans. That it is a highly lucrative occupation is stressed by the fact that the annual returns often amount to £500, and in several instances reach £1,000. Orchardists are the largest growers of vegetables, which are, usually, planted in rows between the fruit trees prior to their becoming productive. In this way the orchardist is assured of a return from his holding for, at least, three years in succession from vegetables before his fruit trees start to produce in the fourth year. A number of the orchardists



*Dredging for Tin at Allison's, Sugarloaf, Stanthorpe District.*

and agriculturists, however, set aside every year portion of their farms exclusively for the cultivation of vegetables, and by the aid of manures and fertilisers, assisted in dry spells by irrigation, they are generally assured of satisfactory returns. Mrs. Fletcher, of Bald Mountain, and Mr. Williamson-Dean, of Ballandean, utilise the spray system for irrigation, while Mr. C. Johansen, of Ballandean, conveys the water to his vegetable areas by means of open drains. In every instance a steam pump is used for raising the water from permanent springs. The area irrigated in 1917 was 21 acres, and the plant used was valued at £1,480. There were 582 acres under vegetables during the period under review, the value of the production being £25,491.

The largest growers of vegetables are:—Messrs. A. H. Paget, The Summit; J. Henderson, The Summit; I. A. Dakin, Cottonvale; E. G. Elleveson, Applethorpe; J. H. Keehn, The Summit; T. Knight, Eukey; J. and W. Meharg, Applethorpe; Hawke Bros., Eukey; H. Rees, Eukey; R. L. Perkins, Eukey; H. J. Stanton, Eukey; J. Petzler, Eukey; C. Johansen, Ballandean; Lawson and Fletcher, Bald Mountain; Day Bros., Bald Mountain.

The following are details of the production of vegetables during 1917-18:—

|                                           | Area.<br>Acres. | Yield.       |
|-------------------------------------------|-----------------|--------------|
| Cabbages and cauliflowers .. ..           | 225             | 61,537 doz.  |
| Tomatoes .. ..                            | 277             | 27,728 bush. |
| Green peas .. ..                          | 20              | 1,316 bush.  |
| Beans (green) .. ..                       | 40              | 3,792 bush.  |
| Turnips .. ..                             | 5               | 16 tons      |
| Marrows .. ..                             | 6               | 11 tons      |
| Onions .. ..                              | 6               | 23 cwt.      |
| Parsnips .. ..                            | 1½              | ½ ton        |
| Market Gardens—Area, 2 acres; value, £95. |                 |              |

### Agricultural Industry.

Up to the present the agricultural activities in the District are not carried on to any great extent by the settlers. There is, however, room for much





*Crops of Potatoes and Cabbages on E. Stanton's Farm at Eukey, Stanthorpe District.*



extension in this respect, as all kinds of farm produce will do well under anything like fair meteorological conditions. A number of the settlers are growing wheat, maize, oats, barley, rye, lucerne, English and sweet potatoes, and pumpkins successfully. The bulk of the cereals are cut for hay and green fodder or chaffed. In 1917, there were 491 persons engaged in farming and fruit-growing operations, and the value of the machinery used was £11,587. The area under all crops during the period under review was 529 acres, and the production therefrom was valued at £4,487.



*Crops of Maize and Pumpkins on A. Thompson's Farm, Sugarloaf Road, Stanthorpe.*

The principal agriculturists include:—Messrs. A. H. Paget, The Summit; J. H. Ross, Eukey; C. Johansen, Ballandean; J. Gawith, Lyra; S. Smith, Glen Aplin; H. C. Crapp, Applethorpe; J. W. C. Barlow, Broadwater; E. J. Brett, Cottonvale; W. Lynan, Glen Aplin; P. Halloran, Thulimbah; J. Mann, Glen Aplin; L. Marstella, Ballandean.

Appended are details of the production for 1917-18:—

|                                | Area.<br>Acres. | Yield.      |
|--------------------------------|-----------------|-------------|
| Maize—                         |                 |             |
| Cut for grain .. ..            | 133             | 2,652 bush. |
| Cut for green fodder ..        | 7               | —           |
| Wheat—                         |                 |             |
| Cut for hay .. ..              | 33              | 47 tons     |
| Cut for green fodder ..        | 20              | —           |
| Oats—                          |                 |             |
| Cut for hay .. ..              | 35              | 59 tons     |
| Cut for green fodder ..        | 25              | —           |
| Barley cut for green fodder .. | 7               | —           |
| Rye cut for green fodder ..    | 3               | —           |
| Lucerne—                       |                 |             |
| Cut for hay .. ..              | 18½             | 50 tons     |
| Cut for green fodder ..        | 29              | —           |
| Potatoes—                      |                 |             |
| English .. ..                  | 198             | 383 tons    |
| Sweet .. ..                    | ½               | 1 ton       |
| Pumpkins and Melons .. ..      | 8               | 21 tons     |

### Dairying Prospects.

Though portions of the Stanthorpe District are well suited for carrying on dairying profitably, only a small number of the settlers are engaged in this highly lucrative branch of agriculture. Even on the natural grasses, the dairy herds give good milk and cream returns in normal seasons, but when fed on artificial grasses and other crops the returns compare very favourably with those of the best

dairying centres of Queensland. To cite an instance, one dairyman in the District claims that his best return for a month for cream from 15 cows was £22, or an average of over 29s. per cow. Taking this for granted, there is no disputing the fact that there are splendid prospects for dairying in the Stanthorpe District if it is systematically pursued. In 1917, the dairy herds numbered 634. There were only nine persons engaged in the industry, and the machinery utilised was valued at £259. The milk production totalled 96,371 gallons, of which 21,000 gallons were separated for cream, 19,144 gallons sold for local consumption, 32,661 gallons used on the farm for domestic purposes, and 23,466 gallons were used in the manufacture of 6,062 lb. of farmers' butter.

### Pig-Raising,

which is generally associated with dairying, is an occupation to which settlers in the District should give more attention than they are now doing. It would also pay orchardists to devote some of their time to the breeding of pigs, as much of their unmarketable fruit could be used as feed for the animals. The breed most in favour in the District is the Berkshire strain. The number of pigs slaughtered in 1917 totalled 82, from which were obtained 2,210 lb. of fresh pork, 2,950 lb. of salted pork, and 4,825 lb. of farmers' bacon and hams.

### Poultry-raising and Apiculture.

Both these occupations are adjuncts of the fruit-growing industry, inasmuch as poultry and bees are





1. W. and H. Smith's Orchard, Ballandean.  
2. R. Hoggan and W. Rice's Orchard, Lyra.



indispensable friends of the orchardist. The feathered tribe assist very materially in the orchard in the destruction of ground pests, while bees are of great assistance while the fruit trees are in bloom in bringing about cross pollination. Then again, both are invaluable from a revenue standpoint. Quite a number of orchardists and other settlers engage in poultry-raising and apiculture, and derive much profit therefrom. In many instances, the best strains of fowls are bred for market.

In 1917, the poultry raised in the District was as follows:—Fowls, 7,802; ducks, 141; geese, 37; turkeys, 134. These produced 22,550 dozen eggs. The number of poultry sold alive or killed totalled 1,009.

The productive hives during the same period numbered 170, and there were also 198 unproductive hives. The honey produced totalled 7,870 lb., and was valued at £109; while the yield of beeswax was 178 lb., and was valued at £15.

### Timber Industry.

The Stanthorpe District possesses a number of timbers of much commercial value for building and other purposes. Among the timbers being used by the sawmills, of which there are several, are:—Yellow and white stringy bark, cypress pine, box, apple, messmate, currajong, white and red gum, and swamp oak. The Summit Co-operative Sawmilling Company, Limited, the shareholders of which are principally orchardists, is supplying timber for fruit cases and building purposes. The requirements of the fruit trade alone are stated to be 300,000 cases annually. The prices fixed for the cases are:—Quarter-cases, 4½d. each; long and short half-cases, 6d.; bushel-cases, 9d. A State Sawmill has also been erected on the Pikedale Discharged Soldiers' Settlement for the purpose of supplying building and fruit-case timbers for the soldier settlers.

### Discharged Soldiers' Settlements.

The creation of settlements for discharged soldiers by the State Government of Queensland will do a great deal towards the development of the Stanthorpe District. It will also be the means of providing lucrative employment in one of the healthiest climates in the Commonwealth for the men who fought so bravely for the Empire in the recent European war. Several areas have been set aside in the District for these settlements, but the most important is the one on portion of the Pikedale station, comprising 17,400 acres. This area, so far, has been divided up into 138 blocks of from 18 acres to 75 acres, and aggregating 4,368 acres. Mr. P. Devereaux, an experienced Tasmanian orchardist, has been placed in charge, and the first stage of the settlement



*Typical Home on Discharged Soldiers' Settlement on Stanthorpe Town Common.*

is now fairly well established. Quarters for the manager and men, who are undergoing tuition in fruit and vegetable growing on the Training Farm, have been erected. A State school for the education of the children of the soldier settlers is also under construction; likewise a general store, where provisions and other commodities can be obtained. It is proposed later to build a recreation hall for the use of the settlers. There are fifty-four settlers on the settlement, the total area held by them being 1,100 acres. About 5,600 fruit trees and 2,000 grape vines have been planted so far. Clearing has been commenced on 74 orchards, and a start has been made with the planting of a further 15 orchards with trees.

In connection with the Training Farm, 225 acres have been cleared, and 21 acres planted with fruits, vegetables, and potatoes. An additional area is also to be put under maize and other crops. Poultry-raising is also being engaged in, and the best strains of fowls have been procured for this purpose. The soil is admirably adapted for the cultivation of fruits, vegetables, and other crops, and is well watered by Three-mile and Cannon Creeks, besides a number of springs. The settlement is about 13 miles by road from Stanthorpe, and about 13 miles from Cottonvale and Thulimbah. It has an elevation of about 3,300 feet above sea level, and the surroundings are exceedingly picturesque. The Government propose opening up railway communication with the settlement and Cottonvale in the near future. A State Sawmill has been installed on the settlement for the purpose of providing timber for the erection of the settlers' homes and for the making of fruit cases, &c. There is abundance of timber on the settlement suitable for these purposes. While acquiring instruction in the modern methods of fruit culture, the soldier students are paid a weekly wage of 40s. per week and found. The conditions under



which the discharged soldiers take up areas, and obtain financial assistance, are briefly explained elsewhere in this book; consequently, it is not necessary to dwell on this subject further. The cost of clearing on the settlement amounts to £20 per acre.

Many of the soldier settlers, although without any previous experience, are doing remarkably well, and have had, so far, splendid returns from their vegetables and potatoes. Among the most successful on the Pikedale Settlement are:—Messrs. N. Rowland, D. D. Flitcroft, and T. Gorman.

The Town Common Settlement, which consists of 626 acres, divided into eleven blocks, ranging from 30 to 91 acres, has all been taken up. The area has, of course, been planted with fruit trees and vegetables, and the majority of the soldier settlers are making a decent living out of vegetables, apiculture, poultry-raising, pig-raising, &c. Messrs. N. Mowat and C. Bourke, E. Hewett, and C. B. Yeates are the most prosperous of the settlers in this group.

Seven grazing farms, totalling 13,906 acres, divided into seven blocks, ranging from 1,829 acres to 2,560 acres, and situated from 13 to 20 miles east of Texas, have been taken up by discharged soldiers for stock-raising purposes.

Incidentally, it may be stated that all the soldier settlers informed the Compiler that they were well satisfied with their prospects. In fact, one remarked that their prospects were as "good as gold."

Full particulars in regard to other areas available for Soldiers' Settlements in the District are published under the heading "Land for Discharged Soldiers."

#### Land for Discharged Soldiers.

Under the provisions of "The Discharged Soldiers' Settlement Act of 1917," a number of areas have been specially reserved in the Stanthorpe District for discharged soldiers.

In the case of Crown lands no deposit is required to be lodged with the application to select nor is any rent or survey fee payable during the first three years of the term of lease. The survey fee is payable in ten equal annual instalments without interest, commencing at the fourth year of the term. From the fourth to the fifteenth year the annual rent shall be  $1\frac{1}{2}$  per centum of the capital value of the land. The annual rent for each succeeding period of fifteen years shall be determined by the Land Court. The Minister has power to remit any rent or to postpone the date for the payment of the rent.

In the case where the land has been acquired by the Crown, the applicant must deposit with his application the amount of one year's rent. The annual rent during the first fifteen years of the term



*D. D. Flitcroft's Temporary Home on Pikedale Discharged Soldiers' Settlement, Stanthorpe District.*

is fixed at a rate per centum on the capital value of the land, equal to the rate per centum paid by the Crown as interest on the purchase money of the land. The annual rent for each succeeding period of fifteen years shall be determined by the Land Court. The survey fee is payable in ten equal annual instalments after the expiration of the first five years of the term.

In both cases the selector must perform continuous and bona fide personal residence on his selection during the whole term, but the Land Court may suspend such condition for six months in any year. The selector need not commence to perform residence until two years after the commencement of his lease. Within the first five years of the term the selector must enclose the land with a good and substantial fence, or effect other improvements equal in value to the cost of such fencing. The improvements must be commenced not later than twelve months from the commencement of the term. The selection cannot be transferred during the first five years, nor is it capable of being transferred for a further five years, except to another qualified discharged soldier. However, in the case of the death or insanity, or incapacity, owing to illness, accident, or misfortune, of the selector at any time during the first ten years, the selection may be transferred to another discharged soldier.

Further smaller areas in various districts, although not definitely set apart under the Discharged Soldiers' Settlement Act, are also being specially reserved and will be allotted to discharged men only, as perpetual lease selections. The applicants when applying to have a portion allotted to them are given the option of securing the land under the provisions of that Act, as explained in the preceding paragraph, or they may acquire the portions under the ordinary group selection provisions of





*T. E. Smith's Orchard at Broadwater, Stanthorpe District.*

"The Land Act of 1910." The terms and conditions are similar to selections under the Discharged Soldiers' Settlement Act, except that personal residence is required during the first five years only, after which the selection may be transferred to any qualified person. Furthermore, the selector must deposit a year's rent and one-fifth of the survey fee with his application to select, and must pay the balance of the survey fee in four equal annual instalments. Rent is also payable during each year except the second.

When land is open for general competitive selection under the ordinary provisions of the Land Act, except in the case of land open under the grazing selection tenure, an application lodged by a discharged soldier holding an honourable discharge, and who is not already a landholder, will have priority over all other applicants, provided he lodges his application at least seven days before the date on which the land will be opened for selection, and undertakes to perform the condition of personal residence during the first five years of the term.

In the case of a Perpetual Lease Selection, he may elect to hold the selection under the provisions of "The Discharged Soldiers' Settlement Act of 1917," as explained herein. Failing priority, as above, being granted to a discharged soldier, an application lodged on behalf of a soldier on active service will similarly have priority over applications lodged by civilians.

An area of about 17,400 acres on portion of the Pikedale station, situate about 13 miles from Stanthorpe and within about 13 miles from the railway stations of Thulimbah and Cottonvale, has been set aside for a Discharged Soldiers' Settlement and Training Farm. So far 4,368 acres have been surveyed into 138 blocks, ranging from 18 acres to 75 acres.

The following additional areas are also available for selection by discharged soldiers:—382 acres, comprising 9 blocks, ranging from 21 acres to 161 acres, situate from 3 to 4 miles west of Ballandean Railway Station; 1,433 acres, comprising 13 blocks, ranging from 42 acres to 200 acres, situate from 2 to 4 miles east of Beverley Railway Station and





*W. Atkins's Orchard at Applethorpe, Stanthorpe District.*

from 3 to 5 miles south-east of Stanthorpe; 19 acres, comprising 4 blocks, ranging from 4 acres to 5 acres, near Thulimbah Railway Station; 2 blocks of grazing land from 530 acres to 648 acres, on the Severn River, 24 miles south-east of Texas; 1,413 acres, comprising 54 blocks, ranging from 16 acres to 52 acres, from 2 to 8 miles westerly and south-westerly from Stanthorpe.

#### **State Advances to Discharged Soldiers.**

Advances may be made by the Government Savings Bank at £1 for every £1 worth of work done, to discharged soldiers for the purpose of purchasing, improving, and stocking a farm, and for the purchase of machinery, implements, fruit trees, &c.; also for the purchase of land and erecting a worker's dwelling thereon, for the purchase of the land and a worker's dwelling already erected, and for adding to or improving a worker's dwelling. The advances for agricultural purposes may be made on the security of agricultural land, i.e., any class of Crown

selections, miners' homesteads, or freehold land. The advances for workers' dwellings may be made on the security of land held under any form of land tenure approved by the Commissioner of the bank. The maximum amount that may be so advanced is £500. [At a recent conference of the States of the Commonwealth it was decided to increase the last-named amount to £625.] Any sum expended by the State in clearing or effecting permanent improvements on the land in anticipation of settlement shall be deemed to be an advance by the bank. The selector shall execute a mortgage securing repayment of the advance, together with interest thereon. The term of the advance shall be forty years, and shall be repayable with interest. The interest during the first year shall be at the rate of  $3\frac{1}{2}$  per centum, during the second year 4 per centum, and during each subsequent year an increased rate of  $\frac{1}{2}$  per centum on the rate charged in the last preceding year until the rate equals the actual rate of interest payable by the State in financing the scheme, but in no circumstances shall the rate of interest exceed



5 per centum. The amount advanced with interest shall be repaid within a term of thirty-three years, commencing after the expiration of seven years from the date on which the advance was made, by half-yearly payments of £3 2s. 6d. per centum for advances in respect of agricultural land, and in the case of other advances, by payment of monthly instalments of 10s. 4d. per centum. During the first seven years simple interest only at the prescribed rate shall be paid. Advances (not to exceed \*£700), in addition to the above, may be made on agricultural land in the usual manner under "The Queensland Government Savings Bank Act of 1916." These advances, which may be made to the extent of 15s. in the £, have a currency of twenty-five years. The rate of interest is 5 per centum per annum. Simple interest only is payable during the first five years, and thereafter interest and redemption must be paid in half-yearly payments of £4 0s. 3d. per centum.

The special benefits relating to advances by the Commissioner of the Queensland Government Savings Bank to selectors may be extended to any person who, at the passing of the Act, holds a selection and who is either serving in His Majesty's Forces during war or a discharged soldier.

To enable a soldier on active service to secure land, an application to select by any person who is absent from the State on service with any of His Majesty's Forces during a time of war may be made in the prescribed manner and signed by a parent, brother, sister, wife, or child, or duly appointed agent of such applicant. Applications lodged on behalf of men on active service, except in the case of land opened for grazing selection, are granted priority over applications lodged by civilians, as previously explained herein.

The condition of personal residence or occupation in respect of the selection may be suspended during the time the selector is absent on active service, and for a period of six months after his return, and during such period the conditions shall be deemed to have been performed. During his



*W. Atkins's Home at Applethorpe, Stanthorpe District.*

absence the selector shall be relieved from the payment of any rent or survey fee which may accrue, the term of the lease of the selection shall be extended for a period equal to the time during which the selector has served with the Forces, and the time allowed by law for the selector to effect the required improvements shall be extended for a like period.

#### **Land Available for Ordinary Settlers.**

There are about 20,000 acres of Crown lands open for selection in the Stanthorpe District under perpetual lease conditions. The blocks range from 50 acres to 1,280 acres, and the annual rental is from 1 4/5d. to 3 3/5d. per acre. The country is open forest, and is more or less covered with boulders. Portion of the land is suitable for fruit culture, while the remainder is fair grazing country.

Over 27,000 acres are also available as grazing selections at an annual rental of 1/2d. per acre, the leases of which extend over periods from 21 to 28 years. The areas are divided into blocks of from 1,000 acres to 4,800 acres, and comprise open forest.

There is also a fairly large area of freehold land held by private individuals available to intending settlers. Areas suitable for fruit-growing, within close proximity of the railway line, can be purchased on easy terms from £10 to £25 per acre, while land situate about 10 miles from the railway line can be secured at from £1 to £3 per acre.

Areas not exceeding 80 acres can also be obtained under the provisions of "The Miners' Homestead Leases Act of 1913" on application, or by tender or public auction by residents of the District.

\*The total advances under this Act are £1,200; consequently, the advance at the rate of 15s. in the £ will, under the new arrangements, be £575, and not £700.





1. Mrs. W. A. Petzler's Fruit-packing Shed, Eukey.  
2. Old Smelting Shed at Sundown Tin Mine, near Ballandean.



During the first period of thirty years the annual rental on areas up to 40 acres is 1s. per acre, and 6d. for any additional acreage in excess of this area. This rental does not, of course, apply to homesteads acquired by tender or sale. After the expiration of the thirty years' lease a nominal rental of 1s. only can be demanded. The minimum annual rental for any homestead is 5s.

#### Government Assistance to Ordinary Settlers.

Under the provisions of the Government Savings Bank Act, the Government assists new settlers and also agriculturists and graziers, to whom it makes advances on the security of freeholds, licenses, and leases from the Crown (including prickly-pear and perpetual lease selections) to make improvements on the land or for paying off liabilities, at 5 per cent. per annum, repayable in twenty-five years or at any earlier time at the option of the borrower. A settler applying for an advance must give a first mortgage on his holding. The bank advances up to £1,200 on the total value of the land and improvements. For the first five years only simple interest is charged at 5 per cent. per annum. After five years the borrower must begin to redeem his advance at the rate of £4 0s. 3d. half-yearly for each £100 borrowed, inclusive of interest, until the whole has been paid. The Government Savings Bank may advance 15s. in the £ of the total value of the land and improvements for the purpose of enabling the selector to purchase stock, machinery, or implements, for putting down a well or bore, or for relieving the liability on the holding. Advances at the rate of 15s. in the £ on the value of the land and improvements thereon up to £400 can also be obtained for unspecified purposes.



*Cherry Tree in Fruit in a Stanthorpe Garden.*

#### PRINCIPAL TOWNS AND TOWNSHIPS.

##### Stanthorpe.

Stanthorpe is the principal town in the Stanthorpe District. It is on Quart-pot Creek, and the population within the 5-mile radius is estimated at 3,000. When the tin mines were booming forty-seven

years ago the town had a population of about 14,000, a large number of which were Chinese. Though the town has considerably less population to-day, it is far more solid—commercially and industrially—than was the case in its early days. The substantial character of its public buildings, financial institutions, schools, hospitals, retail businesses, &c.,



substantiate the foregoing assumption in the most marked degree. A number of the public and commercial buildings, which are constructed of brick, compare favourably with similar structures in some of our large cities. The religious and educational requirements of the people are well looked after by a number of churches and State and private schools (including two well-conducted denominational High Schools). There are several lodges, with their own halls; a theatre, where dramatic and picture shows are held regularly; a town band, which gives pleasure to the townspeople by its recitals; an attractive Shire Hall; and a well-managed general hospital. The Sanatorium for invalided discharged soldiers calls for special mention. Acetylene gas and air-gas are used as illuminants in the streets and in the business places. The principal streets are planted on either side with wattle, pepperina, poplar, pine, and elm trees.

The sporting tendencies of the people are catered for by racing, cricket, football, golf, and tennis clubs. The agricultural, pastoral, and mining association is a very progressive body, and has one of the best laid-out showgrounds and most attractive grandstand and pavilion outside of Brisbane.

There are a number of very charming private residences in the town, many of which have well-arranged flower gardens. The town depends upon wells and tanks for its water supply.

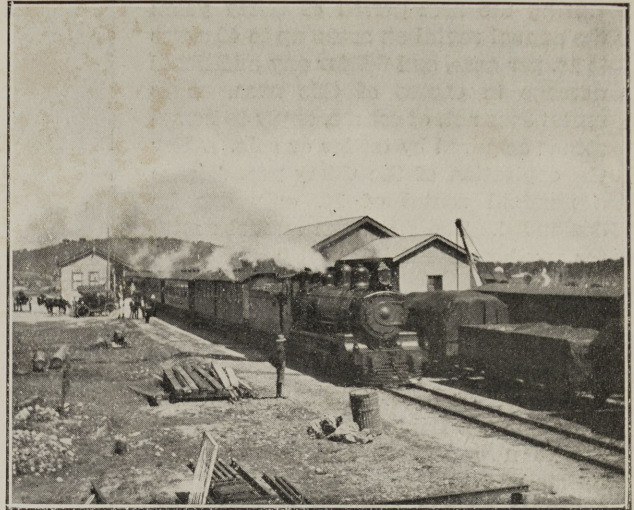
The bulk of the pastoral and mineral production of the District, and also a portion of the fruits and farm produce, come into Stanthorpe for despatch to the Brisbane and Southern markets.

During the summer months Stanthorpe is crowded with visitors from different portions of the State of Queensland, owing to the bracing character of its climate.

Stanthorpe has direct railway communication with Brisbane and the capitals of all the Southern States. It is 199 miles by rail from Brisbane, and 24 miles from Wallangarra, which is on the southern border of Queensland and New South Wales.

### Wallangarra.

Wallangarra, which is the south-eastern terminus of the Southern Railway line, is 223 miles from Brisbane, and 24 miles from Stanthorpe. It is also the changing station on the border of Queensland and New South Wales for inter-State passengers by rail, and is a very busy place on this account. The town



*Sydney Mail Train at Stanthorpe Railway Station.*

and district has a population of about 350. Much fruit-growing, mixed farming, and dairying are carried on in the district. There are also several pastoral holdings and mineral fields within its radius. It is fully believed that the town will develop into a place of much importance in the near future. For its size, Wallangarra is well supplied with public buildings, schools, churches, halls, hotel and boarding-houses, stores, &c.

### Small Townships.

Thulimbah, The Summit, Applethorpe, Glen Appin, and Ballandean are all sidings on the main railway line, from which the greater portion of the fruit and farm produce of the District is despatched to the Brisbane and other markets. Sugarloaf (another small township) is on the eastern border of the Stanthorpe District. With the expansion of the Stanthorpe District, these townships are certain to become commercial centres of even greater importance than they are to-day.

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